



Bond
Oxborough
Phillips

Changing Lifestyles

27 Oak Park
St Tudy
PL30 3PG



BRITISH
PROPERTY
AWARDS

2025

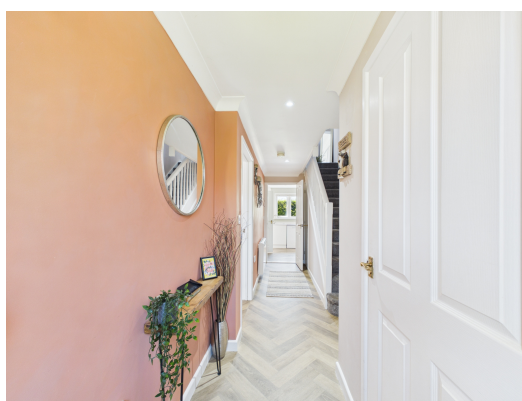


GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



OIEO - £300,000



Changing Lifestyles

01208 814055

27 Oak Park, St Tudy, PL30 3PG



A superb three-bedroom property offering versatile living accommodation in a desirable village location..

- Stylish three-bedroom end-terrace home
- Sought-after village location of St Tudy
- Open-plan living space with cosy log burner
- Bright sunroom with garden views
- Modern fitted kitchen, with ample storage and fitted appliances
- Three generous bedrooms
- Private rear garden and off-road parking
- Beautifully presented throughout
- Council Banding - C
- EPC - E



Located in the picturesque and sought-after village of St Tudy, this beautifully presented three-bedroom end-of-terrace home offers a superb blend of modern style, comfort, and village charm. Finished to a high standard throughout, the property provides spacious and versatile accommodation with a light and airy feel, making it an ideal home for first-time buyers, families, or those looking to enjoy a more relaxed pace of life within a welcoming community.

The ground floor offers an impressive open-plan living and dining space, creating a warm and sociable area perfect for both everyday family life and entertaining guests. Both rooms enjoy ample natural light, and the living room benefits from a log burner creating a cosy focal point.

This flows effortlessly into a charming sunroom, which enhances the sense of space and fills the home with natural light while providing a peaceful spot to enjoy views over the rear garden. The stylish modern kitchen is thoughtfully designed with a range of fitted units and excellent workspace, while the spacious entrance hall and useful WC add further practicality.



Upstairs, the property continues to impress with three well-proportioned bedrooms, each presented in excellent condition, along with a contemporary family bathroom with bath, shower unit and heated towel rail, providing a modern and comfortable space for the household.

Externally, the property benefits from off-road parking and a private rear garden, offering a wonderful outdoor retreat ideal for entertaining, relaxing, or enjoying the surrounding village setting.

Combining a modern finish, generous living accommodation, and an enviable position within the popular village of St Tudy, this attractive home presents a fantastic opportunity to secure a stylish and low-maintenance property in the heart of the Cornish countryside.

A truly exceptional home offering space for comfortable family living in a prime North Cornwall setting.

An early viewing is highly recommended.

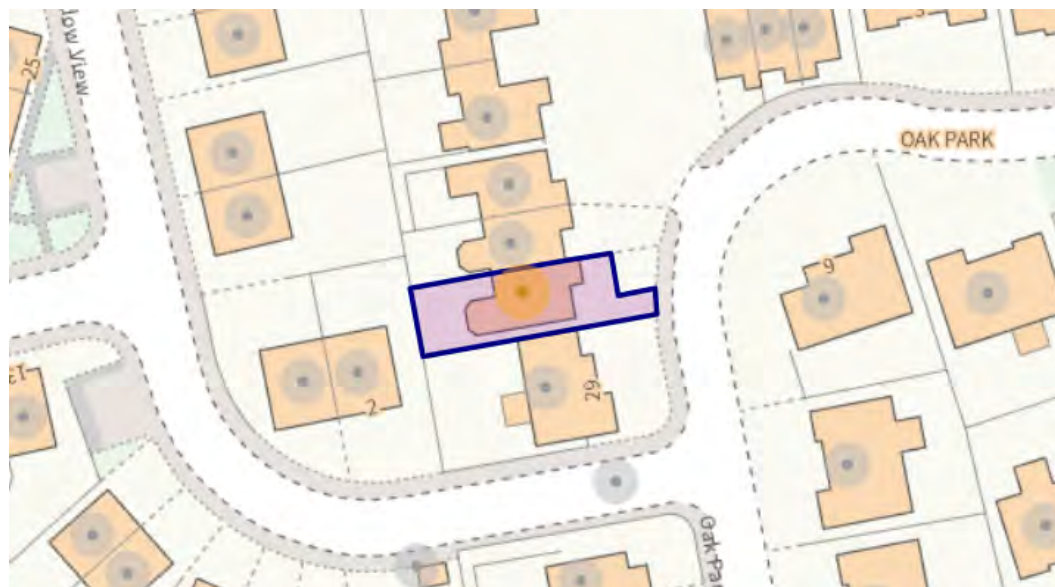
Changing Lifestyles

St Tudy is a charming and highly regarded village nestled within the beautiful Cornish countryside, offering a wonderful blend of rural tranquillity and everyday convenience. Surrounded by rolling countryside and picturesque landscapes, the village provides an idyllic setting for those looking to enjoy a quieter pace of life while remaining within easy reach of nearby towns and amenities.

The village itself offers a welcoming community atmosphere, with local facilities including a village shop, church, pub, and primary school, making it a popular choice for families and those seeking a strong sense of community. The surrounding area provides excellent opportunities for countryside walks, cycling, and exploring the natural beauty of North Cornwall.

Ideally positioned, St Tudy offers easy access to the stunning coastline, with popular destinations such as Rock, Padstow, and the beautiful beaches of North Cornwall all within reach. The nearby towns of Bodmin and Wadebridge provide a wider range of shopping, leisure, and transport links, while the A30 is easily accessible for travel throughout Cornwall and beyond.

Combining peaceful village living, beautiful surroundings, and excellent connectivity, St Tudy is a highly desirable location for those seeking the very best of Cornish countryside life.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

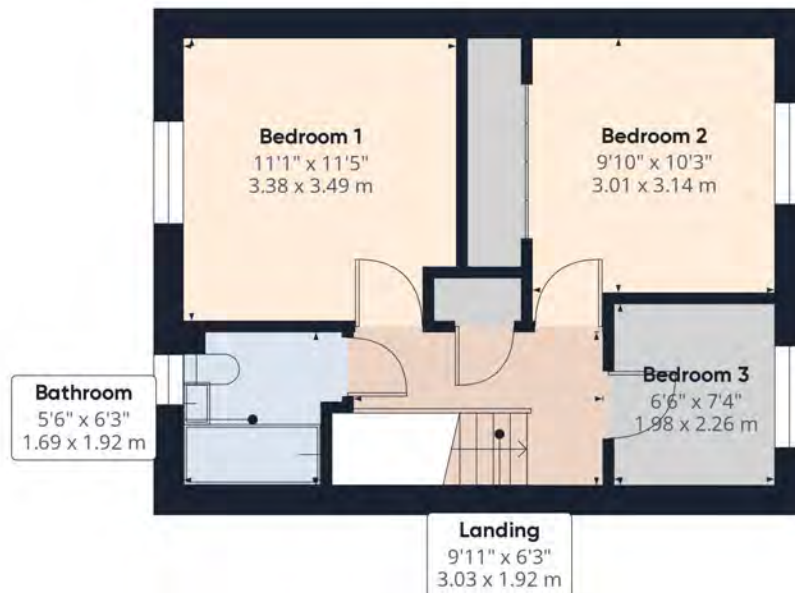
Virtual Tour:



Changing Lifestyles



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.